

## PLAN COMMISSION MINUTES

The City Plan Commission held a regular Zoning Hearing on September 25, 2008, with the briefing starting at 11:01 a.m. in Room 5ES and the public hearing at 1:30 p.m. in the City Council Chambers of City Hall. Presiding were Joe Alcantar, Chair and Chris Buehler, Vice Chair. The following Commissioners were present during the hearing: James Prothro, Jeff Strater, Clarence Gary, Michael Davis, Emma Rodgers, John Lozano, Ann Bagley, Bob Weiss, Tom Lueder, Sally Wolfish, Robert Ekblad and Neil Emmons. The following Commissioners were absent from this hearing as defined in the City Plan Commission rules: None. There is one vacancy - District 8.

The City Plan Commission was briefed by staff on each item on the agenda and a question and answer period followed each briefing.

A variety of dockets, requests and briefings were presented to the Commission during the open public hearing. The applicants or their representatives presented their arguments, citizen comments were heard, and using the information and staff recommendations in the hearing dockets, the Commission took the following actions.

NOTE: For more detailed information on discussion on any issue heard during this briefing and public hearing, refer to the tape recording retained on file in the Department of Development Services.

### **PUBLIC HEARINGS:**

#### Subdivision Docket

Planner: Paul Nelson

Pursuant to Texas Local Government Code Section 212.009(e) these minutes and recording of the hearing certify the reasons for denial of any plat application.

#### Consent Agenda - Preliminary Plat

##### (1) **S078-259**

**Motion:** It was moved to **approve** an application to replat a 1.56 acre tract of land containing all of Lot 4A in City Block 2/992 to abandon certain existing easements and to provide additional easements on property bounded by Hood Street, Hall Street, and Sale Street, subject to compliance with the conditions listed in the docket with the following revision to Condition #11 to read as follows: "On the final plat provide a 5 foot sidewalk and public utility easement along Hood Street and Sale Street. Dedicate 25 feet of right-of-way from the established center line of Hall Street".

Maker: Buehler  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** None

(2) **S078-260**

**Motion:** It was moved to **approve** an application to replat a 24.390 acre tract of land containing Lot 7F, 7G1, and 7J in City Block B/8222 by creating two 0.768 acre lots from existing Lot 7F, revise the south line of Lot 7G and to revise the location of the existing wastewater easement on Lot 7F and 7J on Montfort Drive between Belt Line Road and Arapaho Road, subject to compliance with the conditions listed in the docket with the addition of following condition: "Condition #14. On the final plat identify the existing south line of 7G and the new south line by a heavier line".

Maker: Buehler  
Second: Prothro  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater\*, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** None

Individual Item – Residential Replats

(3) **S078-257**

**Motion:** It was moved to **deny** the replat Lot 1, in City Block E/5440 to reduce the 20 foot platted building line to 15.5 feet on the northeast line of Larmanda Street at 7305 Wild Valley Drive, north corner; due to non-compliance with Section 51A–8.505(c)(2)(iv) of the Dallas Development Code.

Maker: Weiss  
Second: Rodgers  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** For: Robert Richardson, 11545 Pagemill Rd., Dallas, TX, 75243  
Against: None

(4) **S078-258**

**Motion:** It was moved to **approve** to replat Lots 4 and 5 into one 0.996 acre lot in City Block 1/5069 on 8827 & 8835 Lakemont Drive, north of Shorecrest Drive, subject to compliance with the conditions listed in the docket with the following changes: 1) Add Condition #13 to read as follows: "Provide a detailed lot grade plan prepared by a professional engineer to Development Services Engineering Division, Room 200, Oak Cliff Municipal Center." 2) Add Condition #14 to read as follows: "Prior to all construction activities, any fill placement, tree removal permit, tree protection plan, tree mitigation plan based on the fill permit application and the tree ordinance must be approved by the Chief City Arborist." 3) Add Condition #15 to read as follows: "Prior to filing the final plat the fill operations are deemed completed when the applicant submits certification to the Flood Plan Management Section of the Public Works Department that the popper fill elevation and specifications of the approved application have been filed in a Federal Emergency Management Agency and a letter of that provision as been approved." and 4) Add Condition #16 to read as follows: "Fill permit process must be completed prior to the submittal of the final plat with the Chairman's signature or issuance of a building permit."

Maker: Emmons  
Second: Strater  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar  
Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** For: Ryan Bibb, 8301 Lakeview Parkway, Rowlett, TX, 75089  
Against: None

**Note:** It was moved by Commissioner Alcantar and seconded by Commissioner Buehler to change the order of the agenda and hear the item under Other Matters to consideration of the city plan commission initiation of an application to change the name of Industrial Boulevard between Market Center Boulevard and its southern terminus south of Corinth Street to "Cesar Chavez Avenue.", after NC078-005. The Commission voted unanimously to change the order of the agenda.

Street Name Change

**NC078-005**

**Motion:** In considering an application to change the name of Yale Boulevard between US 75/Central Expressway and Greenville Avenue to "SMU Boulevard", it was moved to **hold** this case under advisement until October 16, 2008.

Maker: Emmons  
Second: Strater  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** For: Mike Turner, 2626 Cole Ave., Dallas, TX, 75204  
Against: Phillip Leitch, 5625 Yale Blvd., Dallas, TX, 75206

**NC078-006**

**Motion:** It was moved to **deny** an application to change the name of Ross Avenue, between Live Oak Street and Houston Street, to "Cesar Chavez Boulevard".

Maker: Davis  
Second: Wolfish  
Result: Carried: 7 to 6

For: 7 - Prothro, Davis, Bagley, Lueder, Buehler,  
Wolfish, Alcantar

Against: 6 - Gary, Rodgers, Lozano, Weiss, Ekblad,  
Emmons  
Absent: 0  
Vacancy: 1 - District 8  
Conflict: 1 - Strater

**Speakers:**

For: Bill Betzen, 6717 Cliffwood Dr., Dallas, TX, 75237  
Adelfa Callejo, 3810 Frontier Ln., Dallas, TX, 75216  
Jaime Cortes, 1130 Cedar Hill Ave., Dallas, TX, 75208  
Karl Banks, 1605 Meadow Valley Ln., Dallas, TX, 75232  
Marcus Duron, 1000 Allen St., Dallas, TX, 75204  
Alberto Ruiz, 1520 N. Beckley Ave., Dallas, TX, 75203  
Michael Gonzales, Address not given  
Renaldo DelaSantos, 1531 Duncanville Rd., Dallas, TX  
Brenda Reyes, 6112 Ravendale Ln., Dallas, TX, 75214  
For (did not speak): Hirvin Reyes, 2902 E. Perryton Dr., Dallas, TX, 75224  
Edwin Serrato, 3403 Grafton Ave., Dallas, TX, 75211  
Joe Escamilla, 3002 June Dr., Dallas, TX, 75211  
Erika Marquez, 4103 Savou St., Dallas, TX, 75224  
Delores Salas, 3538 Ivandell Ave., Dallas, TX, 75211  
Angelica Andrade, 209 A NW 6<sup>th</sup> St., Grand Prairie, TX, 75050  
Jesus Ponce, 2914 S. Montreal St., Dallas, TX, 75224  
Juan Nunez, 2016 Brownwood Ave., Grand Prairie, TX, 75052  
Janeth Jaramillo, 1014 Llano Trl., Grand Prairie, TX, 75052  
Jesus Garcia, 3827 Stockton Ln., Dallas, TX, 75287  
Samantha Yanez, 210 Apache Dr., Glenn Heights, TX, 75154  
Jesse Tafalla, Address not given  
Leonel Mendez, 7222 Bayberry Ln., Dallas, TX, 75249  
Maria Garcia, 926 Jungle Dr., Duncanville TX, 75116  
Xavier Baldazo, 3538 Ivandell Ave., Dallas, TX, 75211  
Astrid Fuentes, 2853 Burlington Blvd., Dallas, TX, 75211  
Jose Zuniga, Address not given  
Gilberto Lopez, Address not given  
Navid Garcia, 4445 Antietam Dr., Grand Prairie, TX, 75052  
Juan Gallegos, 2327 Varsity Dr., Grand Prairie, TX, 75051  
Navil Velazco, 4665 Devonshire Dr., Grand Prairie, TX, 75052  
Benigno Cordova, 1901 W. Davis St., Dallas, TX, 75208  
Fredy Montoya, Address not given  
Jose Garcia, 503 Sixth St., Dallas, TX, 75203  
Reyna Contreras, 3827 Rolinda Dr., Dallas, TX, 75211  
Jonathan Maldonado, 145 Morningside Dr., Grand Prairie, TX, 75252  
Miguel Arroyo, 4810 Rolling Meadow Dr., Dallas, TX, 75211  
Michael Barnes, 8125 Clark Rd., Dallas, TX, 75236  
Edward Garcia, 3902 Warrington, Ln., Dallas, TX, 75227  
Raymond Barragan, 2140 Mack Ln., Dallas, TX, 75227  
Rubi Jacobo, 1639 Vineyard Rd., Grand Prairie, TX, 75052  
Vicente Vergara, 2233 Rivera Dr., Dallas, TX, 75211  
Ulises Cuevas, 1223 Lansford Ave., Dallas, TX, 75224

Enrique Fuentes, Address not given  
Jorge Castro, Address not given  
Victor Zanches, Address not given  
Elias Reyes, Address not given  
Isaras Jp, Address not given  
Jesus Gonzales, 11704 Melstone Dr., Manor, TX  
Claudia Arroys, 4810 Rolling Meadows, Dallas, TX, 75211  
Maria Hinojosa, 5230 W. Ledbetter Dr., Dallas, TX, 75236  
Jacob Flores, 3316 Hansboro Ave., Dallas, TX, 75233  
Santiago Mireles, 139 Elston Dr., Dallas, TX, 75232  
Monica Ibarra, 14647 Lasater Rd., Dallas, TX, 75253  
Erika Hernandez, 2441 Cliff Teen Ct., Dallas, TX, 75233  
Eliza Montoya, 3445 Palacios Ave., Dallas, TX, 75212  
Elijah McGrew, 722 Metor, Dallas, TX  
Rusty Tomlinson, 2615 Royal Ln., Dallas, TX, 75229  
Eric Jaramillo, 1014 Llano Trl., Grand Prairie, TX, 75052  
Dominga Vasquez, 3623 W. Jefferson St., Dallas, TX, 75211  
Anibal Cuevas, 1223 Lansford Ave., Dallas, TX, 75224  
Oscar Serrato, 3406 Grafton Ave., Dallas, TX, 75211  
Rocio Ramirez, 812 Earnest Dr., Grand Prairie, TX, 75052  
Mario Martinez, 1505 Armstead, Grand Prairie, TX, 75051  
Cindy Rivera, 1407 W. Ridge, Duncanville, TX, 75116  
Mary Ramirez, 106 N. Winnetka Ave., Dallas, TX, 75208  
Maria Rodriguez, 4434 Moler St., Dallas, TX, 75211  
Laura Hernandez, 4434 Moler St., Dallas, TX, 75211  
Raul Ramirez, 106 N. Winnetka Ave., Dallas, TX, 75208  
Gabriel Ortega, 910 S. Beacon Ave., Dallas, TX, 75223  
Against: Soozy Martin, 3008 Ross Ave., Dallas, TX, 75204  
Darwin Payne, 9021 Gunnison Dr., Dallas, TX, 75231  
Kirby White, 1445 Ross Ave., Dallas, TX, 75202  
Thomas Persch, 1701 N. Markey St., Dallas, TX, 75202  
Dennis Barnes, 2100 Ross Ave., Dallas, TX, 75201  
Ken Skaggs, 3008 Ross Ave., Dallas, TX, 75204  
Wayne Smith, 927 Liberty St., Dallas, TX, 75204  
Andrew Ormsby, 3121 Ross Ave., Dallas, TX, 75204  
Against (did not speak): Tony Click, 3709 Marquette St., Dallas, TX, 75201  
James Parks, 3510 Ross Ave., Dallas, TX, 75204  
Don Varden, 200 Crescent Court, Dallas, TX, 75201  
Karen Heckmann, 2200 Ross Ave., Dallas, TX, 75201  
Jeff Hutton, 951 Gaston Pl., Dallas, TX, 75235  
Eric Foster, 5100 Spicewood, McKinney, TX, 75070  
Mark Sullivan, 10278 Vinemont St., Dallas, TX, 75218  
Kyle Ward, 410 N. Montclair Ave., Dallas, TX, 75208  
Evelyn Williams, 1445 Ross Ave., Dallas, TX, 75202  
Jamie Blanchat, 2100 Ross Ave., Dallas, TX, 75201  
Megan Staley, 1445 Ross Ave., Dallas, TX, 75202  
Kathryn Clearly, 1445 Ross Ave., Dallas, TX, 75202  
Debbie Burk, 1445 Ross Ave., Dallas, TX, 75205

Sharon Walhood, 1445 Ross Ave., Dallas, TX, 75202  
Brent Herrington, 2164 Quail Meadow, Frisco, TX  
David Camino, 3008 Ross Ave., Dallas, TX, 75204  
Randy Woodard, 4115 Province Dr., Carrollton, TX, 75007  
Todd Doan, 3008 Ross Ave., Dallas, TX, 75204  
Ron Smith, 4305 Martindale, Garland, TX, 75043  
Ann Spain, 2100 Ross Ave., Dallas, TX, 75201  
Lauren Trantham, 2100 Ross Ave., Dallas, TX, 75201  
Linwood Benson, 1445 Ross Ave., Dallas, TX, 75202  
Joe Cossio, 9908 Spring Creek, Arlington, TX, 76017  
Steve Norris, 2001 Ross Ave., Dallas, TX, 75201  
Robby Chapman, 4312 Ross Ave., Dallas, TX, 75204  
Clay Gilbert, 2100 Ross Ave., Dallas, TX, 75201  
Jay Fichtner, 15625 Preston Rd., Dallas, TX, 75248  
Susan Nelson, 6216 McCommas, Dallas, TX, 75214  
Rodney Barr, 200 Crescent Court, Dallas, TX, 75201  
Sharon Wilson, 200 Crescent Court, Dallas, TX, 75201  
Inez Amirkhan, 3907 Ross Ave., Dallas, TX, 75204  
Allen Woodard, 3515 Ross Ave., Dallas, TX, 75204  
Blake Ingram, 10541 Wyatt St., Dallas, TX, 75218  
Jeffery Baldwin, 1016 Liberty St., Dallas, TX, 75204  
Edward Flores, 1016 Liberty St., Dallas, TX, 75204  
Brook Bailey, 4501 Ross Ave., Dallas, TX, 75202  
Kelly Barber, 5626 Ellsworth Ave., Dallas, TX, 75206  
Chris Hopkins, 7995 LBJ Freeway, Dallas, TX, 75251  
Kathy Hardy, 4410 Ross Ave., Dallas, TX, 75204  
Danna Moon, 4410 Ross Ave., Dallas, TX, 75204  
Todd McElfresh, 1505 N. Haskell Ave., Dallas, TX, 75204  
Terri Higgins, 8310 Santa Clara, Dallas, TX, 75218  
John McCandless, 5801 Ross Ave., Dallas, TX, 75206  
Deborah Lacy, 6519 Lakeshore Dr., Dallas, TX, 75214  
Robert Allen, 902 Salmon Dr., Dallas, TX, 75208  
Paulette Gosha, 1119 Oak Hill Cr., Dallas, TX, 75217

Miscellaneous Docket

**M078-045**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the development plan and landscape plan for Planned Development Subdistrict No. 14 for an Assisted Living Facility within Planned Development District No. 193 on Dickason Avenue, northwest of Hood Street.

Maker: Buehler  
Second: Ekblad  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** For: Kendal Nelson, 3611 Dickason Ave., Dallas, TX, 75219  
For (Did not speak): Gene Compton, 3611 Dickason Ave., Dallas, TX, 75219  
Paul Mullin, 3611 Dickason Ave., Dallas, TX, 75219  
Gregg Smith, 3014 Oak Lawn Ave., Dallas, TX, 75219  
Against: None

**M078-049**

Planner: Richard Brown

**Motion:** It was moved to **approve** a minor amendment to the site plan for Specific Use Permit No. 1699 for a restaurant without drive-in or drive-through service on the east line of South Polk Street, north of Legendary Lane.

Maker: Buehler  
Second: Ekblad  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

**D078-027**

Planner: Frank Dominguez

**Motion:** It was moved to **approve** a development plan and landscape plan for Planned Development Subdistrict No. 53, within Planned Development District No. 193 with Historic Overlay District No. 94 (St. Ann's School), on N. Harwood Street, Moody Street, and Harry Hines Boulevard.

Maker: Buehler  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** None

**W078-017**

Planner: Neva Dean

**Motion:** It was moved to **approve** a waiver of the two-year waiting period in order to submit an application for an amendment to and expansion of Specific Use Permit No. 1661 on the southwest corner of Hampton Road and Beckleymeade Avenue.

Maker: Buehler  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** None

Miscellaneous Docket - Under Advisement

**M078-044**

**Motion:** In considering a minor amendment to the development plan for Planned Development District No. 713 for Mixed Uses on the northeast corner of Alpha Road and Noel Road, it was moved to **hold** this case under advisement until October 16, 2008.

Maker: Buehler  
Second: Ekblad  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis\*, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Speakers:** For: None  
Against: Karl Crawley, 900 Jackson St., Dallas, TX, 75202

Certificates of Appropriateness for Signs

**Arts Sign District:**

**0808211006**

Planner: Kyra Blackston

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 24 square foot detached premise sign containing a logo and the words "ARTS DISTRICT PARKING" and "2121 FLORA" on the western corner of Pearl Street and Flora Street at 1818 Olive Street.

Maker: Wolfish  
Second: Buehler  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

**0808211008**

Planner: Kyra Blackston

**Motion:** It was moved to **approve** a Certificate of Appropriateness for the installation of a 24 square foot detached premise sign containing a logo and the words "ARTS DISTRICT PARKING" and "2121 FLORA" on the northeast corner of Olive Street and Flora Street at 2121 Flora Street.

Maker: Wolfish  
Second: Buehler  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Speakers:** None

Zoning Cases – Consent

1. **Z078-215(RB)**

Planner: Richard Brown

**Motion:** It was moved to recommend **approval** of an amendment to and expansion of the Tract 1 portion of Subarea D-1 within Planned Development District No. 468, the Oak Cliff Gateway Special Purpose District, subject to a Tract 1 and 3 revised conceptual plan/Tract 2 revised development plan and staff's recommended revised conditions on property zoned as Tract 1 portion Subarea D-1 and part of Subarea D within Planned Development District No. 468 on the north quadrant of Zang Boulevard and Plowman Avenue.

Maker: Weiss  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 103  
**Replies:** For: 1 Against: 0

**Speakers:** None

2. **Z078-230(MAW)**

Planner: Megan Wimer

**Motion:** It was moved to recommend **approval** of a Planned Development District for Multifamily District uses, subject to a development plan and revised conditions on property zoned an MF-2(A) Multifamily District on the south side of Capitol Avenue, between Garrett Avenue and Bennett Avenue.

Maker: Weiss  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Notices:** Area: 500 Mailed: 132  
**Replies:** For: 15 Against: 2

**Speakers:** For: None  
Against: Samuel, 2201 N. Garrett Ave., Dallas, TX, 75214

3. **Z078-277(MAW)**

Planner: Megan Wimer

**Motion:** In considering an application for an MF-1(A) Multifamily District with deed restrictions volunteered by the applicant on property zoned a CR-D Community Retail District with a D Liquor Control Overlay and an R-7.5(A) Single Family District on the south side of Lake June Road, east of Hawley Lane, it was moved to **hold** this case under advisement until October 16, 2008.

Maker: Rodgers  
Second: Emmons  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

**Notices:** Area: 400 Mailed: 91  
**Replies:** For: 3 Against: 11

**Speakers:** For: Stuart Pully, Address not given  
Against: Patricia Ramirez, 1128 Oak Hill Cr., Dallas, TX, 75217  
Paulette Gosha, 1119 Oak Hill Cr., Dallas, TX, 75217

4. **Z078-283(MW)**

Planner: Marcus Watson

**Motion:** It was moved to recommend **approval** of the expansion of the Junius Heights Historic District Overlay No. 128, Tract C, subject to amendments and exhibits on property zoned Planned Development District No. 99 on the southeast side of Gaston Avenue between Huntley and Glendale Streets (5638 Gaston Avenue).

Maker: Weiss  
Second: Lueder  
Result: Carried: 14 to 0

For: 14 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Bagley, Weiss, Lueder, Buehler,  
Wolfish, Ekblad, Emmons, Alcantar

Against: 0  
Absent: 0  
Vacancy: 1 - District 8

**Notices:** Area: 200 Mailed: 21  
**Replies:** For: 2 Against: 1

**Speakers:** None

Individual Cases

5. **Z078-171(RB)**

Planner: Richard Brown

**Motion:** In considering an application for a new tract in the Tract 1c portion of Planned Development District No. 160 for R-7.5 Single Family District Uses on the southeast corner of Elsbeth Avenue and Neely Street, it was moved to **hold** this case under advisement until January 8, 2009.

Maker: Prothro  
Second: Davis  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons\*, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

\*out of the room, shown voting in favor

**Notices:** Area: 500 Mailed: 92  
**Replies:** For: 6 Against: 5

**Speakers:** For: None  
Against: Michael Acquisto, 627 Elsbeth St., Dallas, TX, 75063

Development Code Amendment

**DCA078-006**

David Cossum

**Motion:** It was moved to recommend **approval** of an ordinance amending Chapter 51, "Dallas Development Code: Ordinance No. 10962, as amended," and Chapter 51A, "Dallas Development Code: Ordinance No. 19455, as amended;" making the provisions of Chapter 51 and Chapter 51A more consistent; incorporating Chapter 51A by reference into Chapter 51 when the language in the codes is identical; updating definitions, department names, and other references; moving off-street loading regulations to the use regulations in Chapter 51; updating uses to make consistent with state and federal law; moving appropriate uses from the residential use category to a new lodging use category to make consistent with Chapter 51A; adding and updating accessory use regulations in Chapter 51; adding language to assist in the interpretation of Chapter 51; making amendments to Chapter 51A necessary to accommodate the amendments to Chapter 51; and making other formatting and grammatical changes with the following two changes: 1) Delete the proposed special exception to the front and side yard setback requirements for carports in Article IV; and 2) Delete the proposed height exemptions for cell towers in Paragraph B of Section 51-4.408(a)(1) .

Maker: Buehler  
Second: Wolfish  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

**Speakers:** None

Authorization of Hearing

**Motion:** It was moved to **authorize** a public hearing to determine the proper zoning on property zoned R-5(A) Single Family District with consideration being given to suitable zoning to allow R-5(A) Single Family District uses and a local utility use of an electrical transition station to allow the undergrounding of a

portion of the West Levee-Norwood transmission line in an area generally east of Sylvan Avenue, north of Morris Street, west of Topeka Street and south of Canada Drive.

Maker: Lozano  
Second: Buehler  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

**Speakers:** None

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### Other Matters

#### **Industrial Boulevard and Market Center Boulevard**

**Motion:** It was moved to **approve** the city plan commission initiation of an application to change the name of Industrial Boulevard between Market Center Boulevard and its southern terminus south of Corinth Street to "Cesar Chavez Avenue".

Maker: Emmons  
Second: Strater  
Result: Carried: 11 to 3

For: 11 - Strater, Gary, Davis, Rodgers, Lozano,  
Bagley, Weiss, Lueder, Ekblad, Emmons,  
Alcantar

Against: 3 - Prothro, Buehler, Wolfish  
Absent: 0  
Vacancy: 1 - District 8

#### **CPC Committee Appointments and Reports - None**

#### **2009 CPC Calendar**

**Motion:** It was moved to **approve** the 2009 City Plan Commission Calendar.

Maker: Wolfish  
Second: Buehler  
Result: Carried: 13 to 0

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For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

### Minutes

**Motion:** It was moved to **approve** the minutes of the September 18, 2008, City Plan Commission meeting, subject to corrections.

Maker: Wolfish  
Second: Lueder  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

### Adjournment

**Motion:** It was moved to **adjourn** the September 25, 2008, City Plan Commission meeting at 4:01 p.m.

Maker: Wolfish  
Second: Buehler  
Result: Carried: 13 to 0

For: 13 - Prothro, Strater, Gary, Davis, Rodgers,  
Lozano, Weiss, Lueder, Buehler, Wolfish,  
Ekblad, Emmons, Alcantar

Against: 0  
Absent: 1 - Bagley  
Vacancy: 1 - District 8

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Joe Alcantar, Chair